
CHAPTER 5: GUIDELINES FOR REHABILITATION OF EXISTING AUTO-ORIENTED BUILDINGS

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CHAPTER 5: GUIDELINES FOR REHABILITATION OF EXISTING AUTO-ORIENTED COMMERCIAL BUILDINGS

LANDSCAPING

40. ESTABLISH OR MAINTAIN A YARD IMAGE IN FRONT OF SET-BACK BUILDINGS WHERE FEASIBLE.

- Provide landscaping in the "interior" of parking lots.

BUILDING MATERIALS

Policy:

Building materials of auto-oriented businesses should relate to the historic Village materials.

Guideline:

41. USE BRICK OR STUCCO AS THE PREDOMINANT FACADE MATERIALS IN RENOVATIONS.

- Red brick is encouraged.
- Rough-textured stucco similar to "Pebbledash" is also appropriate. See Appendix A in Book 3.

PARKING LOCATION

Policy:

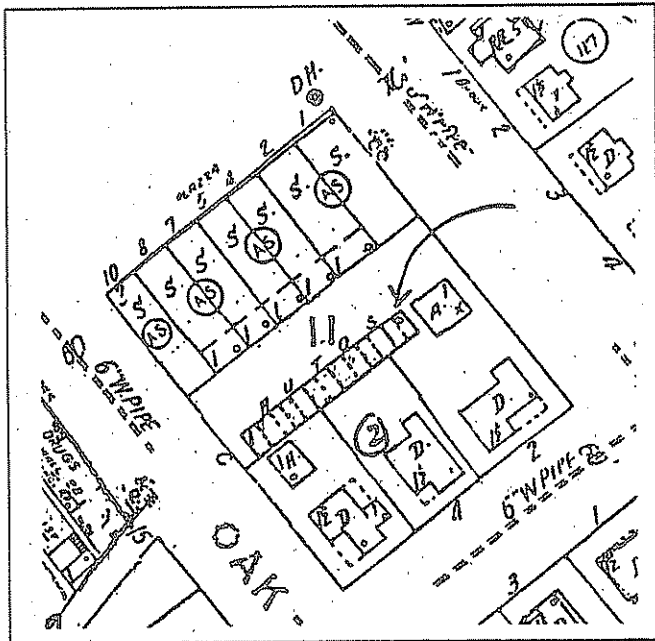
Historically, parking was planned to be placed behind buildings and was therefore visually subordinate to the Village/lawn character. Therefore the visual impact of cars today should be minimized.

Guidelines:

42. LOCATE PARKING LOTS TO THE SIDE OR REAR OF BUILDINGS WHERE FEASIBLE.

43. DEVELOP SHARED LOTS AND DRIVEWAYS AMONG LOTS WHERE FEASIBLE.

- This will help to minimize the number of curb cuts and pedestrian crossing conflicts.
- Buffer edges with landscaping.
- See also Guidelines for Site Design Guidelines in Book 1.



Guideline 42. Covered parking was included behind the Village stores building that was located at the Plaza and Brook Street.

ROOFS

44. ROOFS MAY BE FLAT OR SLOPING

- Sloping roofs should be in the proportions/ slopes of those used historically.
- Gabled roofs are strongly encouraged.
- Roofs should be a muted red color.

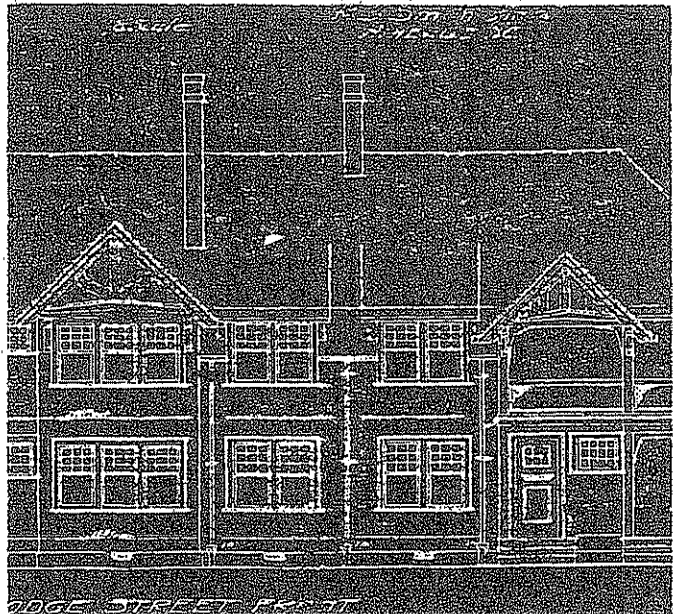
WINDOWS

45. WINDOW PROPORTIONS SHOULD MATCH THOSE USED HISTORICALLY.

- Vertically proportioned windows should be used. These may be grouped in sets to establish larger window areas.
- See also Guidelines for Signs, Book 1.

46. ADAPTATIONS OF HISTORIC DETAILS ARE ENCOURAGED IN THE REHABILITATION OF AUTO-ORIENTED COMMERCIAL BUILDINGS.

- Consider brick quoins at building corners.
- Consider using wood "strap-work" to trim windows and delineate horizontal elements.
- See Appendix A, Book 3, for historic design elements.



Guideline 45: Window proportions should match those used historically. (Design for Apartments and Reading Room at Lodge Street and Billmore Road.)